

**312 Carrington Way NW**  
**Calgary, Alberta**

**MLS # A2308825**



**\$649,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,899 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Experience the perfect blend of space, functionality, and modern comfort in this beautifully designed semi detached home situated on a massive pie shaped lot in the sought after community of Carrington. Step inside to a bright open concept main floor filled with natural light and designed for both everyday living and entertaining. The spacious dining area flows seamlessly into the stylish kitchen featuring quartz countertops, stainless steel appliances, ample cabinetry, and plenty of prep space. The main floor is complete with convenient access to the attached double garage, while central air conditioning adds year round comfort throughout the home. Upstairs, the spacious primary retreat offers a walk in closet and a well appointed ensuite with double sinks, a soaker tub, and a stand up shower. Two additional bedrooms, a full 4 piece bathroom, and an upper floor laundry room complete the second level. The fully finished basement adds even more living space with a large rec room, fourth bedroom, and full bathroom, making it perfect for guests, a home office, or growing families. Outside, enjoy the rare advantage of a massive pie shaped lot featuring a great sized deck and a thoughtfully designed low maintenance backyard that offers the ideal space to relax, entertain, and enjoy outdoor living without the upkeep. Located close to parks, shopping, restaurants, and everyday amenities, this home delivers exceptional value in one of NW Calgary's fastest growing communities. Book your private viewing today!